

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES
TUESDAY, JANUARY 19, 2016 - 7:00 PM

Chair McCune the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: McCune, Mates, Goldfarb, MacDonald, Simpson
Commissioners Absent: None

Staff Present: Community Development Director de Melo, City Attorney Rennie,
Senior Planner DiDonato, Assistant Planner Langbauer, Recording Secretary Turning

2. COMMISSION ANNOUNCEMENTS / AGENDA AMENDMENTS

Commissioner MacDonald noted Belmont Iceland would soon be closing their doors and acknowledged this was a good time to review Zoning and the Land Use Element.

Chair McCune encouraged the Public to meet on Monday mornings at Doc's Bagels for *Coffee with the Cops*. He found the meeting very informative.

Recommendation by the Planning Commission to Move item
5C: Belmont Zoning *before* item 5B: 490 El Camino Real

City Council Meeting of January 26, 2016
Liaison: Commissioner MacDonald / Alternate: Commissioner Simpson

3. COMMUNITY FORUM

Residents Charlie Akers and Tran spoke regarding the process of community feedback requesting the ability to ask questions of staff after presentations.

4. CONSENT CALENDAR

- 4A.** Draft Planning Commission Meeting Minutes of December 15, 2015
Minutes were approved 5/0 by show of hands

5. PUBLIC HEARINGS

A. PUBLIC HEARING - 2114 Lyon Avenue

To consider a Single Family Design Review to construct a 544 square foot addition to the existing single-family residence. The project proposal will bring the total square footage of the residence to 3,371 square feet (3,500 sq. ft. maximum building permitted for this site).

Application No. PA2015-0043; APN: 044-012-470

Planning Commission Meeting of January 19, 2016

Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15301, Class 1(e) (2)

Applicant: Podesta Construction

Owner: Brian & Beth Dowd

Project Planner: Maria Langbauer, (650) 595-7478, mlangbauer@belmont.gov

Chair McCune asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Associate Planner Langbauer summarized the staff report, responding to questions of the Commission.

Chair McCune opened the Public Hearing.

Resident Karen Shane spoke regarding upcoming changes relating to the Zone Text Amendments as they related to this item.

Chair McCune Motioned to close the Public Hearing

Motion passed by show of hands 5/0.

Discussion ensued.

MOTION: By Commissioner Simpson seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 2114 Lyon Ave (Appl. No 2015-0043)

Ayes: Simpson, Mates, MacDonald, Goldfarb, McCune

Noes: None

Motion Passed: 5/0

Chair McCune noted the item can be appealed to the City Council within 10 calendar days.

B. PUBLIC HEARING – Belmont Zoning (“BZO”) Amendments

To consider Zoning Text Amendments to the Belmont Zoning Ordinance for the following Sections: 2 (Definitions), 4 (Residential), 9 (General Regulations), and 13A (Single Family and Duplex Residential Design Review). The amendments are related to: 1) design review, and other regulations for residential development, 2) the creation of Residential Design Criteria (RDC) - a companion document to the Zoning Ordinance, which provides additional, objective, measurable, or quantifiable review criteria required for new construction; and 3) modification of Residential Design Guidelines (RDG) – a companion document to the Zoning Ordinance, which provides basic design concepts and elements of good design required for all new residential structures and additions. Application No. 2014-0059

CEQA Status: Adopted Initial Study/Negative Declaration (IS/ND)

Applicant: City of Belmont

Project Planner: Damon DiDonato, (650) 637-2908, ddidonato@belmont.gov

Senior Planner DiDonato summarized report, responding to questions of the Commission.

Chair McCune opened the Public Hearing.

Several members of the public requested to speak on this item: Nancy Mangini, Tran, Adele Della Santina, Karen Shane, Modrite Archiberque, Jennifer Lien and Tim Hoffman.

Chair McCune closed the Public Hearing.

Motion passed by show of hands 5/0.

Discussion ensued.

Motion by: Commissioner Goldfarb seconded by Commissioner Simpson to move the Resolution of the Planning Commission of the City of Belmont Recommending the City Council Amend Sections 2 (Definitions), 4 (Residential), 9 (General Regulations) and 13A (Single Family and Duplex Residential Design Review), of Belmont Zoning Ordinance Number 360, and Create Residential Design Criteria, and modify Residential Design Guidelines *with the following modifications: radius in Tier II include to 150 FT, add definition and graphics for plate height, add statement that projects continue to have legal non-conforming setbacks and comply with the RDC and RDG.*

Ayes: Goldfarb, Simpson, MacDonald, Mates, McCune

Noes: None

Motion Passed: 5/0

10 Minute break – 9:20 PM

Meeting resumed – 9:30 PM

C. PUBLIC HEARING – 490 EL CAMINO REAL

To consider a Mitigated Negative Declaration, Rezoning and Conceptual Development Plan (CDP), Development Agreement, Conditional Use Permit (CUP) and associated Detailed Development Plan (DDP), Grading Plan, Design Review, Tree Removal Permit, and Vesting Tentative Map (VTM) to allow construction of 73 multi-family dwelling units in two, four-story buildings and 4,990 square feet of retail space in a single-story building.

Application No: PA2014-0045; APN's: 044-162-150 & 160

Zoning: Existing – C-2 General Commercial; Proposed - Planned Development (PD)

CEQA Status: Proposed Mitigated Negative Declaration

Applicant: Sares-Regis Group of Northern California

Owner: CKD Limited Partnership

Project Planner: Community Development Director, Carlos de Melo, (650) 595-7440, cdemelo@belmont.gov

Chair McCune asked the Commission if anyone had ex-parte communications on this project.

Several Commissioners had visited the site, however no conclusions were made.

Contract Planner Sheldon Sing from the Metropolitan Group summarized the Staff Report, responding to questions of the Commission.

Community Development Director de Melo and Applicant Jeff Smith with the Sares-Regis Group responded to questions as well.

Chair McCune opened the Public Hearing

Several members of the public requested to speak on this item: Leopa Tanjuatco, Frank for Olivia McLarnan, David Crabbe, Adele Della Santina, Jan Hughes, Rathi Almaula, Tran, Gladwyn d'Souza, Mary Morrissey Parden, and Tim Hoffman provided comments to the commission.

Chair McCune closed the Public Hearing

Motion passed by show of hands 5/0.

Discussion ensued.

MOTION: By Commissioner Goldfarb Seconded by Commissioner Simpson to move the Resolution of the Planning Commission of the City of Belmont recommending City Council Adoption of a Mitigated Negative Declaration of Environmental Significance and a Mitigation Monitoring and Reporting Program for the 490 El Camino Real Mixed-Use Project (APPL. NO. PA2014-0045) *with the added condition to monitor traffic mitigation measure TR1 (sight lines at Davey Glen Road Project Driveway) more frequently, at least quarterly to assess project turning movements for this driveway and queuing along Davey Glen Road in conjunction with the adjacent shopping center.*

Ayes: Goldfarb, Simpson, Mates, McCune

Noes: MacDonald

Motion Passed: 4/1

MOTION: By Commissioner Simpson, Seconded by Commission Goldfarb to Move the Resolution of the Planning Commission of the City of Belmont Recommending City Council Adoption of a Development Agreement between the City of Belmont and CKD Limited Partnership for the 490 El Camino Real Mixed-Use Development (APPL. NO. 2014-0045)

Ayes: Simpson, Goldfarb, Mates, McCune

Noes: MacDonald

Motion Passed: 4/1

MOTION: By Commissioner Goldfarb Seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Recommending the City Council Adoption of a Rezone for a Conceptual Development Plan (CDP), Planning Development (PD) and Vesting Tentative Map (VTM) for the 490 El Camino Real Mixed-Use Development (APPL. NO. 2014-0045)

Ayes: Goldfarb, Mates, Simpson, McCune

Noes: MacDonald

Motion Passed: 4/1

MOTION: By Commissioner Simpson Seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Conditionally Approving the Detailed Development Plan (DDP), Conditional Use Permit (CUP), Design Review, Grading Permit and Tree Removal Permit subject to City Council Approval of the Conceptual Development Plan (CDP), Planned Development (PD), and Vesting Tentative Map (VTM) for the 490 EL CAMINO REAL MIXED-USE DEVELOPMENT APPL. No. 2014-0045) *with changes to the Permitted/Conditional Use Permit table for Recreational, Gymnasium, Exercise and Martial Arts Studio Uses.*

Ayes: Mates, Simpson, Goldfarb, McCune

Noes: MacDonald

Motion passed: 4/1

7. ADJOURNMENT: Meeting Adjourned at 11:31 pm.

Adjournment to the Regular Planning Commission Meeting to be held on: Tuesday, February 2, 2016 at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.